



COBB COUNTY COMMUNITY DEVELOPMENT AGENCY

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Rob Hosack, AICP
Director

TO: Cobb County Board of Commissioners
Cobb County Planning Commission

FROM: Dana R. Johnson, AICP, Planning Division Manager (D)

CC: Rob Hosack, AICP, Community Development Director

DATE: January 12, 2007

RE: Planning Commission briefing memorandum: **Proposed Future Land Use Map Amendments**

The Planning Division would like to brief the Board of Commissioners on the results of the Comprehensive Plan Update meeting that took place with the Planning Commission on Monday, January 8, 2007. The memorandum is to inform the Board of the proposed land use amendment issues that were broached during the public presentation session. The Planning Commission actions were as follows:

Zoning Decisions (ZD):

- ZD-5 Planning Commission recommends denying the change to HDR and leaving the property in the MDR category.
- ZD-22 Planning Division has pulled this item from consideration due to a reversionary clause that was placed on this property.
- ZD-47 Planning Commission recommends denying the change to NAC and leaving the property in the MDR category.

Commissioner Proposals (CP):

- CP - 1 Planning Commission recommends approval (5-0) of an amended motion. The new proposal places the residential portion of the Brookstone subdivision in the Very Low Density Residential (VLDR) category, the golf course in the Park, Recreation, and Conservation (PRC) category, and includes a property north of the Brookstone shopping center to Low Density Residential (LDR). See the map attached to this memo for clarification.
- CP - 2 Planning Commission recommends approval (5-0) as submitted.

- CP - 3 Planning Commission recommends approval (3-2) of an amended motion. The new proposal places the existing church in the Public Institutional (PI) category and the remaining lots facing Dallas Highway in the Low Density Residential (LDR) category. The remaining lots were left in their existing VLDR category. See the map attached to this memo for clarification. The following text amendment was added to this proposal:
- Because of traffic concerns on Dallas Highway, and a desire to maintain the existing neighborhood feel of properties on both sides of Kennesaw View, the Board of Commissioners strongly prefers that future development of this area should be an assemblage of the lots identified as LDR - with a combined entrance using one curb cut from Dallas Highway. If all the properties are not included in an initial assemblage, the interior roads must be arranged to provide for inter parcel access to the remaining lots in the future.
- CP-4 Planning Commission recommends approval (5-0) of an amended motion. The new proposal places the existing church to the north of the study area in the Public Institutional (PI) category. The lots on the south side of Dallas highway, adjacent to the lake and stream are to remain in the VLDR category. See the map attached to this memo for clarification. The following text amendment was added to this proposal:
- In recognition of the existing and planned commercial activity in Paulding County, on the Cobb County border and in order to foster coordination with land use trends outside of the county's control, the Board of Commissioners has established a Neighborhood Activity Center at the Paulding County line on the north and south sides of Dallas Highway.
 - The portion of the NAC node on the north side of Dallas Highway shall consist of the two parcels directly abutting the Paulding County line known as Parcel 4, LL 144 of the 19th District and Parcel 2 LL 79 of the 19th District. The two parcels contained in this node should be developed in an assemblage and the integrity of the waterway should be preserved through adequate buffering. It is equally important that this NAC node be constrained by Parcel 5 in LL 79 of the 19th District and the existing creek on the eastern property line. Constraining the commercial area in this manner will help to preserve the residential nature of the surrounding community by denying commercial access to Old Dallas Road and limiting further commercial growth along the Dallas highway corridor.
 - The portion of the NAC node on the south side of Dallas Highway shall consist of the parcels in LL 144 of the 19th District, south of Dallas highway, adjacent to Paulding County. The parcels should also be developed in an assemblage. Constraining the commercial area in this manner will help to preserve the residential nature of the surrounding community and protect the areas natural resources

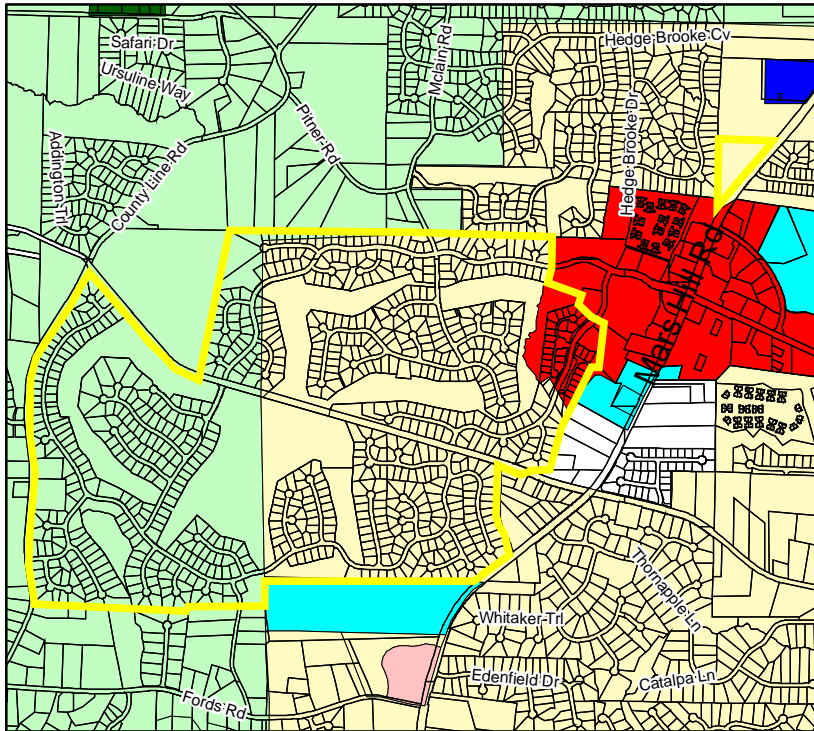
by denying commercial access to Poplar Springs Road, limiting further commercial growth along the Dallas highway corridor, and establishing a substantial natural buffer between the commercial activity and a tributary in the Noonday watershed. In addition adequate buffering should be established between any future commercial uses and the adjacent residential properties.

- CP-5 Planning Division has withdrawn this item from consideration.
- CP-6 Planning Commission recommends approval (5-0) of an amended motion. The new proposal places the property in the PI category because it is state owned property.
- CP-7 Planning Commission recommends approval (5-0) of an amended motion. The new proposal places the properties in the Neighborhood Activity Center category. The following text amendment was added to this proposal:
- The Board of Commissioners, in an effort to mitigate problems with noise and light pollution from commercial uses southwest of Kemp Ridge Road reaching single family neighborhoods to the northeast, has placed these lots in the NAC category. Residential use in this area would be appropriate if it were a unified development consisting of an assemblage of the properties with a preferred development type being single-family attached homes. It is important that the new housing units built develop a design that respects the mass, scale, siting, and form of other buildings in the area to mitigate the negative influences of the neighboring commercial property. In the case of commercial or retail uses, maximum attention would be given to buffering the properties in the City of Acworth. Appropriate sound, light, specific uses and intensity restrictions would be placed on the commercial activity to enhance the livability of these neighborhoods.
- CP-8 Planning Commission recommends approval (5-0) of the motion. The following text amendment was added to this proposal:
- The Board of Commissioners, in an effort to mitigate traffic congestion along Hawkins Store Road encourage the NAC properties on Hawkins Store Road, east of Bells Ferry Road, to be developed as an assemblage in a unified development.
- CP-9.1 Planning Commission recommends approval (5-0) as submitted.
- CP 9.2 Planning Commission recommends approval (5-0) of an amended motion. The new proposal includes two additional pieces of property, the small triangular lot on North Booth Road and the small rectangular lot on Wooten Lake Road. See the map attached to this memo for clarification.
- CP-9.3 Planning Commission recommends approval (5-0) as submitted.

- CP-9.4 Planning Commission recommends approval (5-0) as submitted.
- CP-9.5 Planning Commission recommends approval (5-0) as submitted.
- CP-9.6 Planning Commission recommends approval (5-0) as submitted.
- CP-10 Planning Commission recommends approval (5-0) as submitted
- CP-11 Planning Commission recommends approval (5-0) of an amended motion. The new proposal places the property in the NAC category.
- CP-12 Planning Commission recommends approval (5-0) as submitted
- CP-13 Planning Commission recommends approval (5-0) as submitted
- CP-14 Planning Commission recommends approval (5-0) as submitted
- CP-15 Planning Commission recommends approval (5-0) of an amended motion. The new proposal places the developed office adjacent to Chastain Road in the Community Activity Center (CAC) category. The remaining property adjacent to Bells Ferry Road and to the south of Big Shanty Road is to remain in the Medium Density Residential (MDR) category. See the map attached to this memo for clarification

COMPREHENSIVE PLAN AMENDMENTS 2007

CP-1 District 1



CURRENT

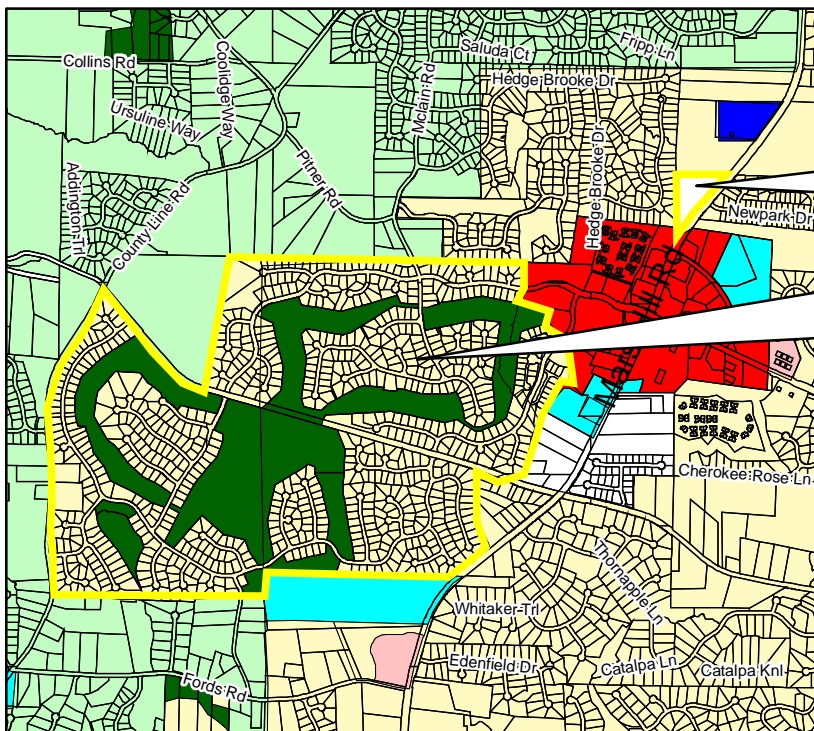
FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Transportation/Communication/Utilities
- Public/Institutional
- Park/Recreation/Conservation
- City

Planning Commission Recommendation

Very Low Density Residential
to
Low Density Residential

Rural Residential
Very Low Density Residential
Community Activity Center
to
Very Low Density Residential
Park, Recreation & Conservation



PROPOSED

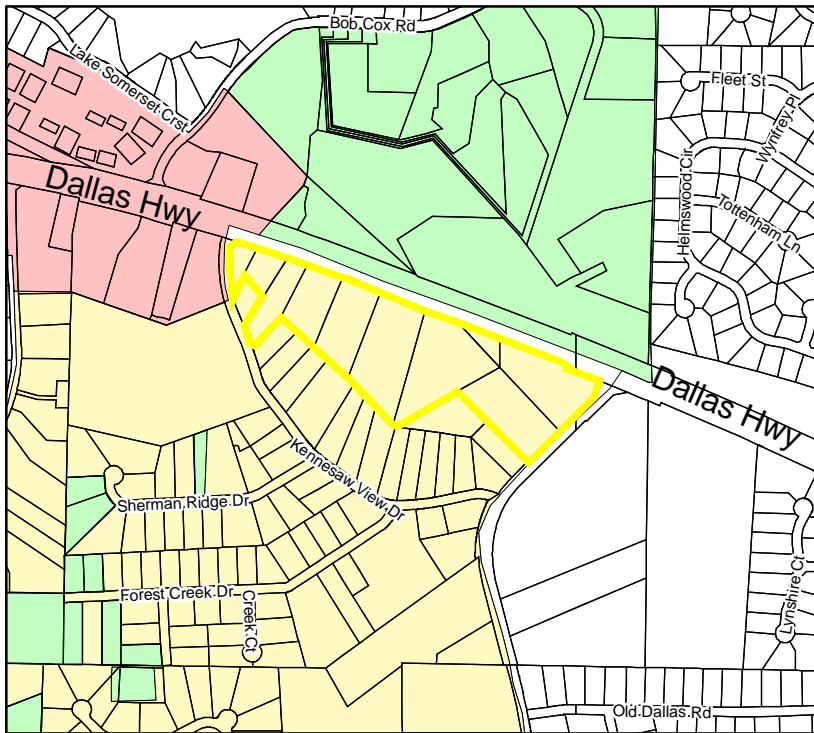
0 550 1,100 2,200
Feet
1 inch equals 2,500 feet



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COMPREHENSIVE PLAN AMENDMENTS 2007

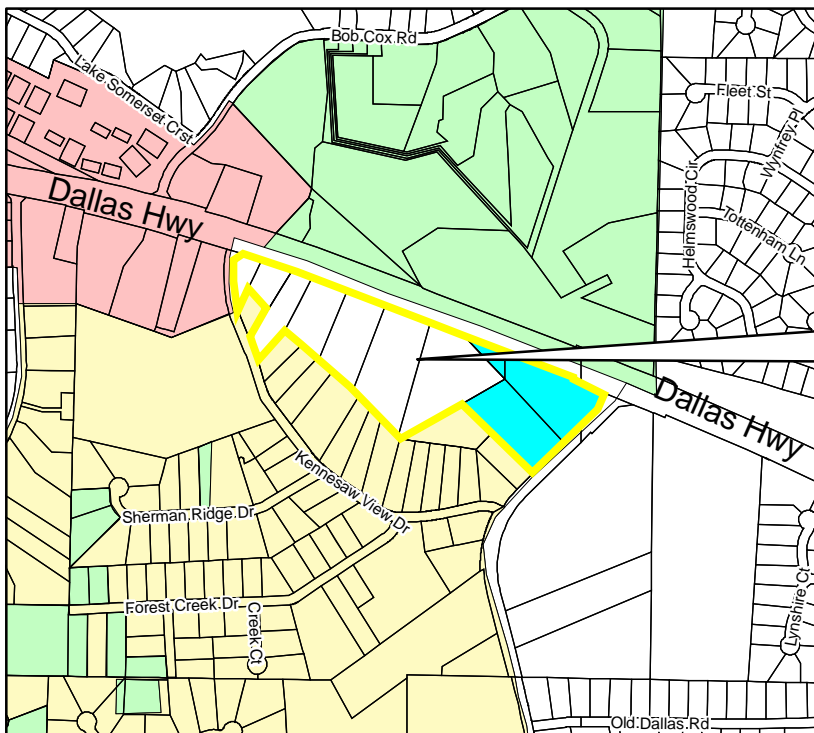
CP-3 District 1



CURRENT

FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Transportation/Communication/Utilities
- Public/Institutional
- Park/Recreation/Conservation
- City



*Planning Commission
Recommendation*

Very Low Density Residential
to
Low Density Residential
Public/Institutional



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0 265 530 1,060
Feet
1 inch equals 1,000 feet

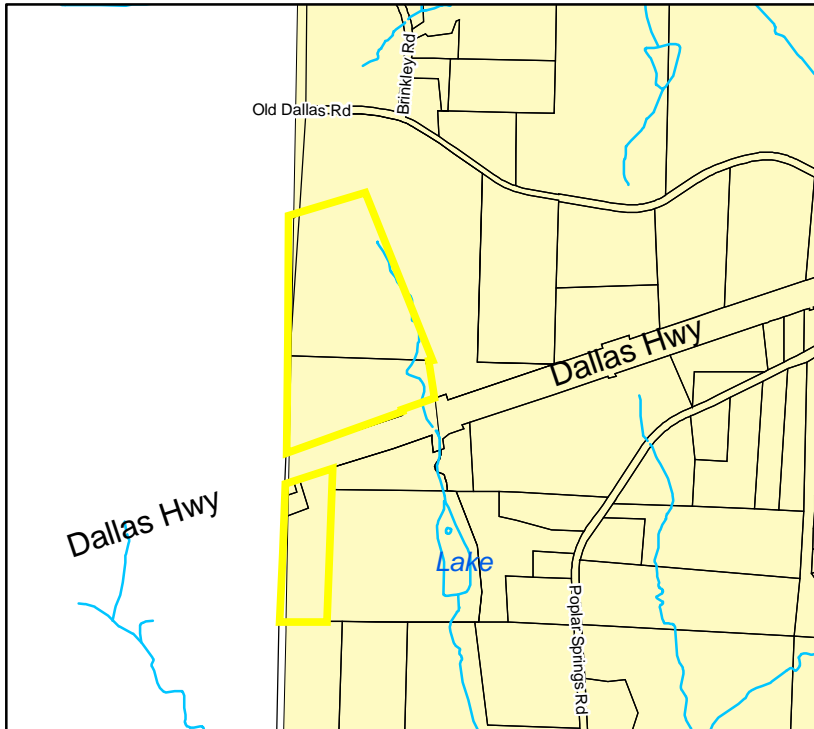
PROPOSED

COMPREHENSIVE PLAN AMENDMENTS 2007

CP-4

w/ Text Amendment

District 1

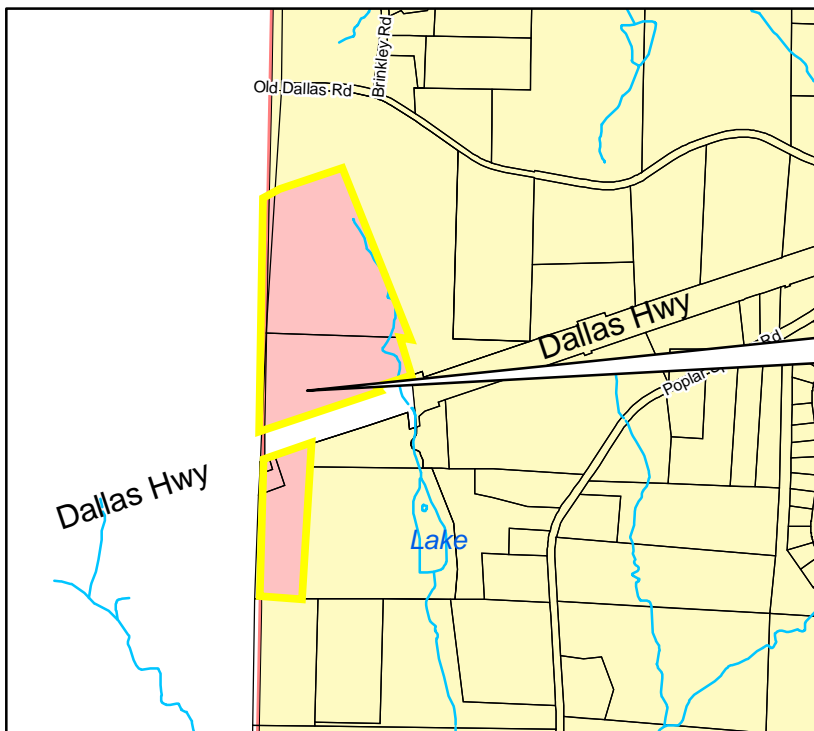


CURRENT

FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Transportation/Communication/Utilities
- Public/Institutional
- Park/Recreation/Conservation
- City
- Hydro

*Planning Commission
Recommendation*



Very Low Density Residential
to
Neighborhood Activity Center



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0 270 540 1,080 Feet
1 inch equals 1,000 feet

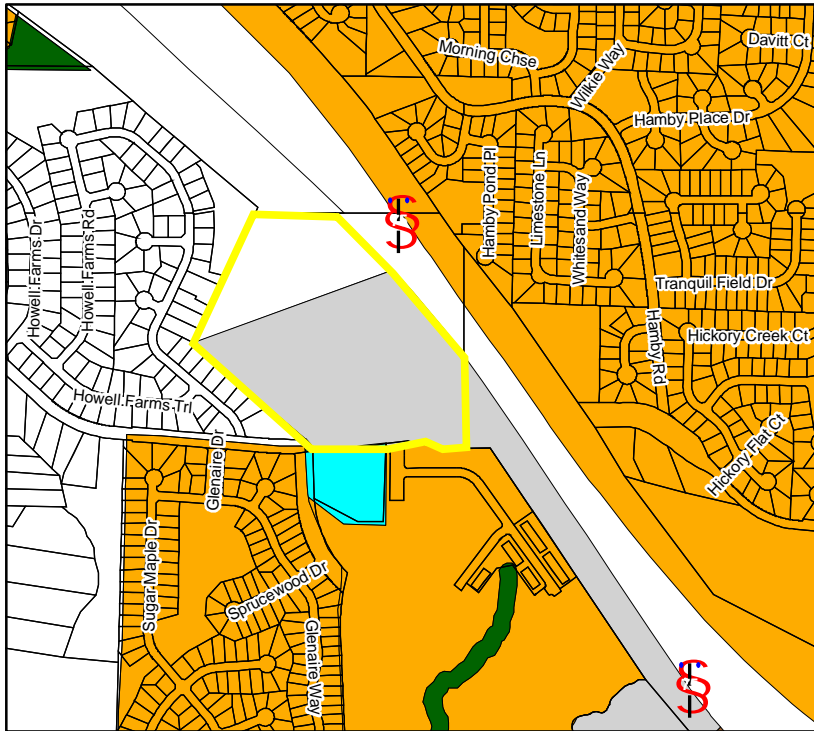
PROPOSED

COMPREHENSIVE PLAN AMENDMENTS 2007

CP-6 District 1

FUTURE LAND USE

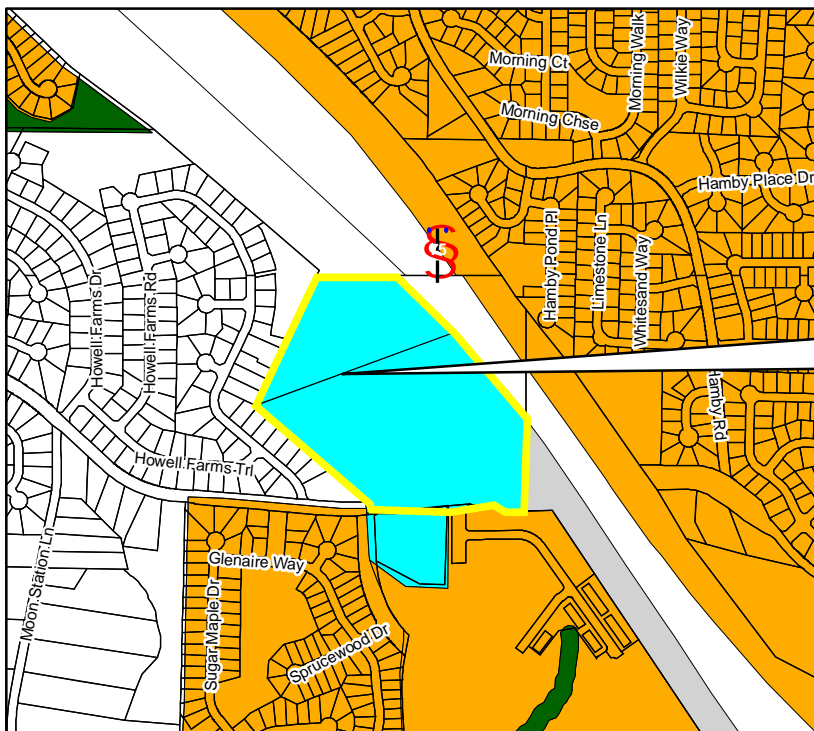
-  Rural Residential
-  Very Low Density Residential
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Neighborhood Activity Center
-  Community Activity Center
-  Regional Activity Center
-  Industrial Compatible
-  Industrial
-  Transportation/Communication/Utilities
-  Public/Institutional
-  Park/Recreation/Conservation
-  City



CURRENT

*Planning Commission
Recommendation*

Low Density Residential
Industrial Compatible
to
Public/Institutional



PROPOSED

0 295 590 1,180
Feet
1 inch equals 1,083.333333 feet

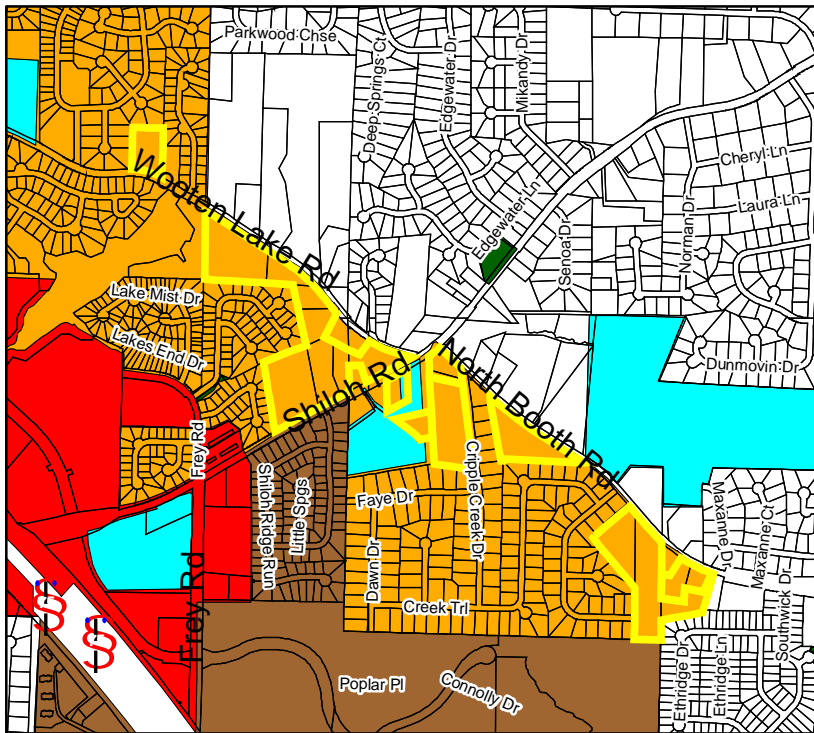


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COMPREHENSIVE PLAN AMENDMENTS 2007

CP-9-2

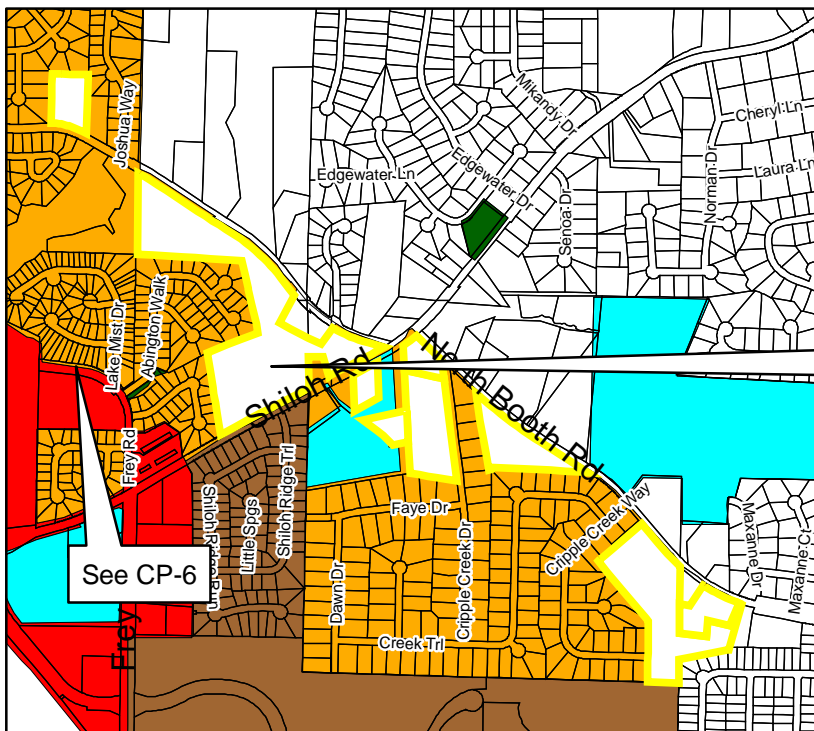
District 3



CURRENT

FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Transportation/Communication/Utilities
- Public/Institutional
- Park/Recreation/Conservation
- City



*Planning Commission
Recommendation*

Medium Density Residential
to
Low Density Residential

See CP-6



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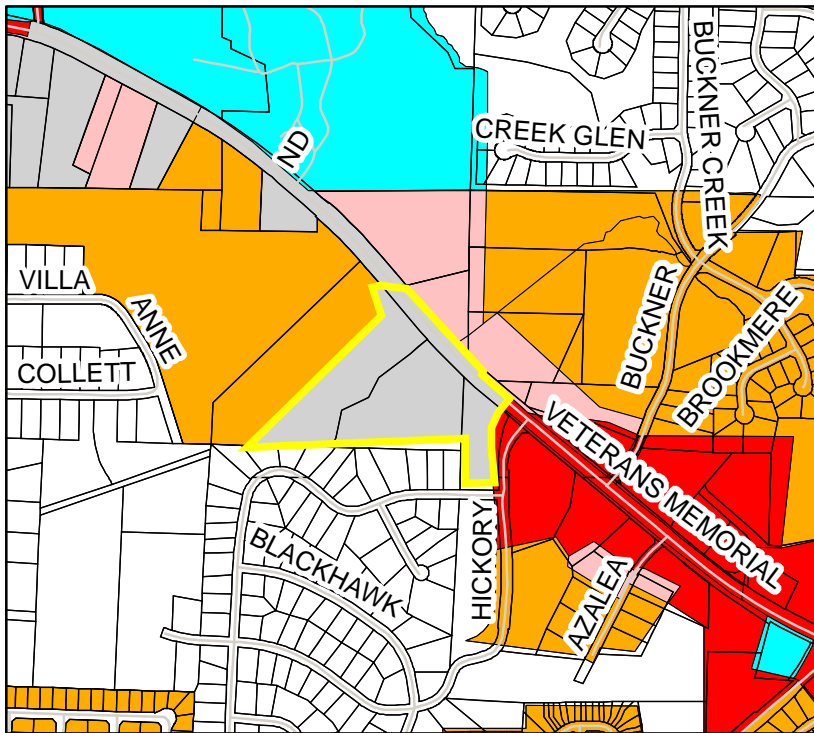
0 495 990 1,980 Feet
1 inch equals 1,333.333333 feet

PROPOSED

Source: Cobb County GIS, Cobb County Department of Transportation, Cobb County Tax Assessors Office, Cobb County Community Development

COMPREHENSIVE PLAN AMENDMENTS 2007

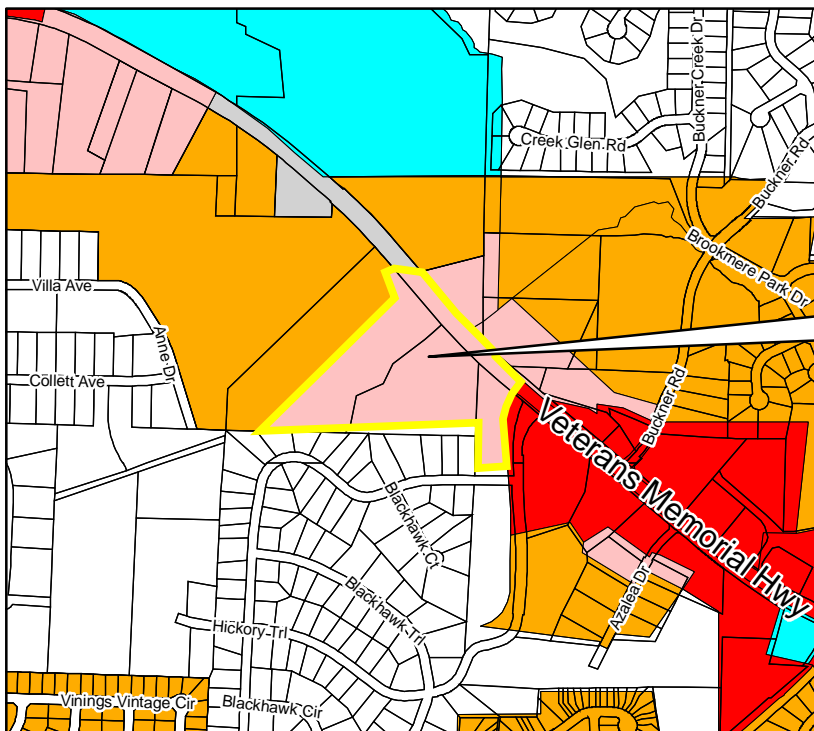
CP-11 District 4



CURRENT

FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Transportation/Communication/Utilities
- Public/Institutional
- Park/Recreation/Conservation
- City



*Planning Commission
Recommendation*

Industrial Compatible
to
Neighborhood Activity Center



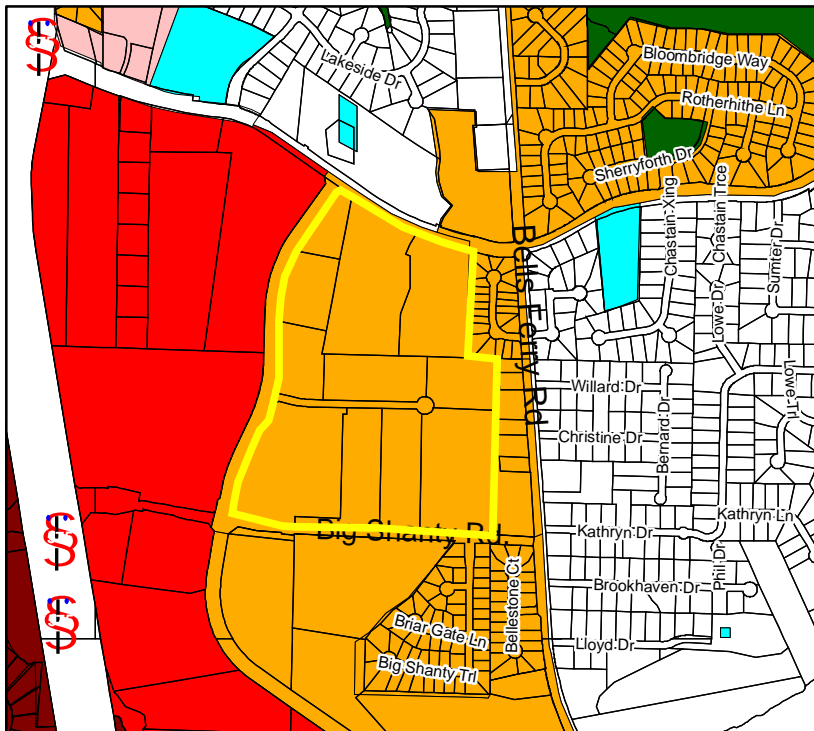
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0 337.5 675 1,350 Feet
1 inch equals 1,000 feet

PROPOSED

COMPREHENSIVE PLAN AMENDMENTS 2007

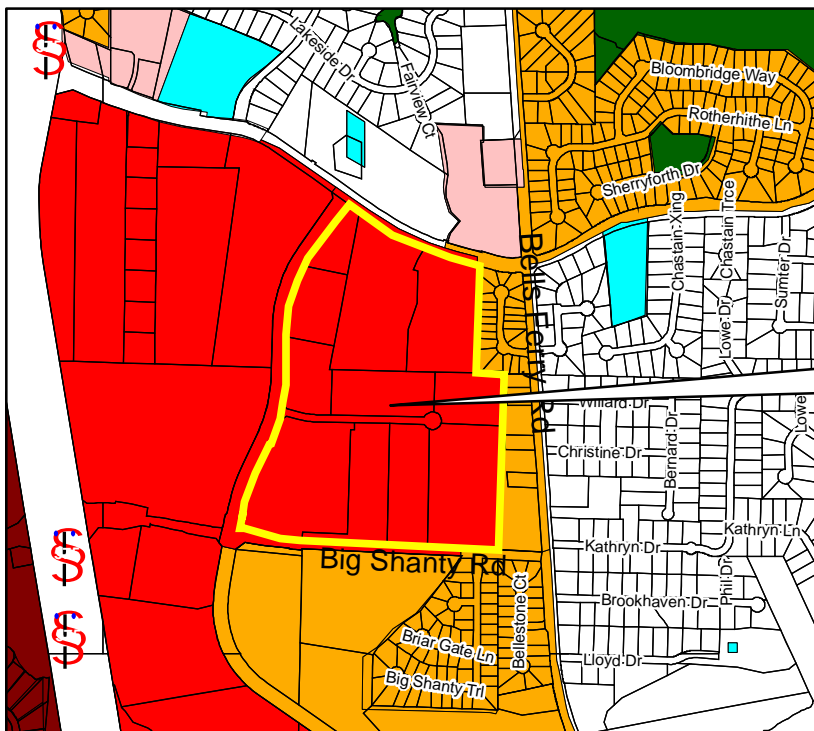
CP-15 District 3



CURRENT

FUTURE LAND USE

- Rural Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Transportation/Communication/Utilities
- Public/Institutional
- Park/Recreation/Conservation
- City



PROPOSED

*Planning Commission
Recommendation*

Medium Density Residential
to
Community Activity Center



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0 365 730 1,460
Feet
1 inch equals 1,300 feet